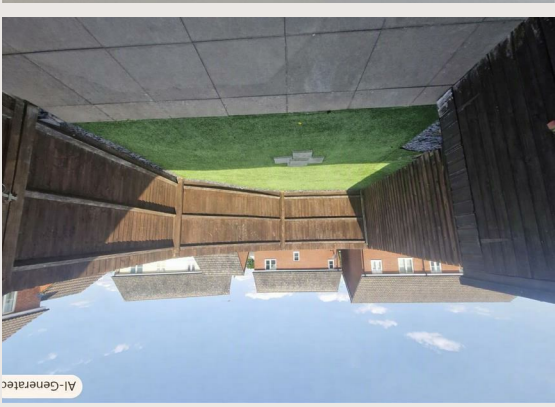




7, The Ploughman, Hereford, HR2 6GG
Price £240,000

7 The Ploughman Hereford

We are pleased to present a lovely three bedroom end of terrace family home situated within the popular Saxon Gate development to the South of Hereford City.

The property is in a good decorative order and has many added benefits such as off road parking, fully double glazed and gas centrally heated accommodation consists of entrance hall, WC, living/dining room, kitchen with three bedrooms and a family bathroom to the first floor.

The enclosed rear gardens has patio area with artificial lawn, bike shed and side access. No upward chain

VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE ALL ON OFFER - CALL 01432-266007

- Modern End of Terrace House
- Well Presented Accommodation
- Spacious Living/Dining Room
- Modern Kitchen
- Ground floor Cloakroom
- Three Bedrooms
- Fully Double Glazed
- Off Road Parking
- Enclosed Rear Garden

Material Information
Price £240,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: B
EPC: C (78)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Dimensions
Livingroom 14'7" x 14'11"
Kitchen 10'4" x 7'3"
Bedroom 1 13'3" x 7'9"
bedroom 2 11'5" x 8'1"
bedroom 3 7'4" x 6'7"

Property Description
The property is accessed via the main entrance door into a practical hallway, with doors leading to the cloakroom, which includes a WC, wash hand basin, and a double-glazed window to the front. The kitchen is fitted with a range of base and wall units, worktops, a 1½ stainless-steel sink, built-in electric oven, gas hob, and space for a washing machine and fridge/freezer. A double-glazed window provides a pleasant outlook to the front.

The spacious living/dining room features a double-glazed window and patio doors opening to the rear garden, along with a useful understairs storage cupboard.

Carpeted stairs lead to the first-floor landing, which offers access to the loft hatch and doors to all rooms. Bedroom One includes a double-glazed window overlooking the rear, Bedroom Two has a double-glazed window to the front, and Bedroom Three benefits from a double-glazed window to the rear. An airing cupboard is also located on the landing.

The family bathroom is fitted with a white three-piece suite comprising a WC, wash hand basin, and a bath with shower curtain over. The walls are partly tiled, and the room is finished with wood-effect flooring.

Garden & Parking
To the front of the property shrubs and bushes to the side of the property there is off road parking for 2 vehicles. The rear garden is primarily laid artificial lawn with paved patio area and bike shed.

Services
All mains connected Electric, Water and Gas

Location
Saxon Gate is a peaceful and family-friendly neighbourhood to the South of Hereford City. Known for its cleanliness and safety the area is popular for its walkability and its reputation as a pleasant, dog-friendly community. The local amenities include a church, primary and secondary schools, several local shops and supermarkets and a regular bus service to Hereford City which offers a wider range of services.

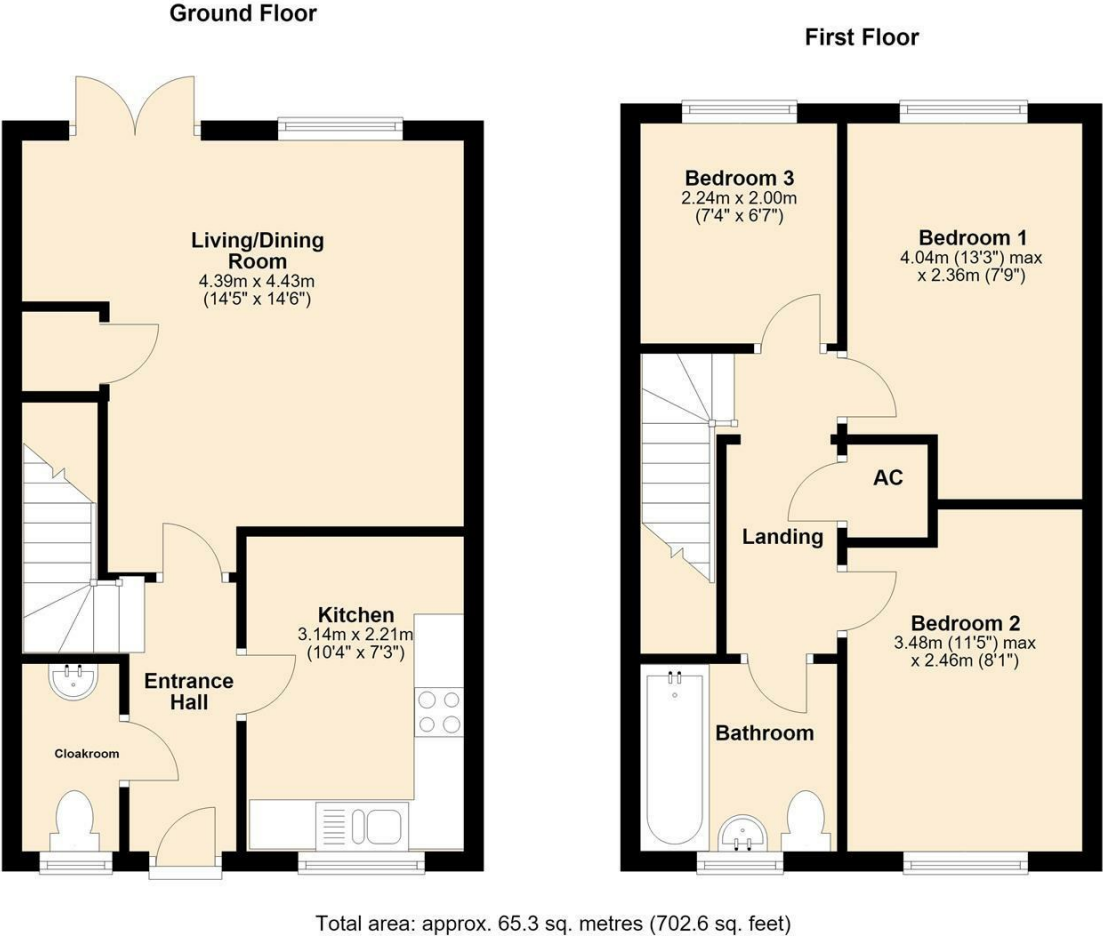
Broadband
Broadband download upload speed Availability
Standard 10 Mbps 0.9 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Full Fibre, Openreach

Mobile Phone Coverage
<https://www.ofcom.org.uk/mobile-coverage-checker>

Anti-Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Notes
New Boiler was fitted in Nov 2023,
New flooring in the hallway

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions
From Hereford city centre, proceed south onto Ross Road (A49). Go straight over the traffic lights by the Broad Leys public house and take the left turn at the traffic lights onto Bullingham Lane. At the roundabout take the third exit continuing along Bullingham Lane and then at the second roundabout take the first exit into Oakfield Road. Take the third turning on the right hand side into The Ploughman where the property can be found on the left hand side.

